

COVENANT

SAMPLE

WHEREAS, the Artistic Die Manufacturing Company is a corporation chartered under the laws of the State of Ohio; and

WHEREAS, the principal office of Artistic Die is located at 2167 Florence Avenue, and said address is within the corporate limits of the City of Cincinnati; and

WHEREAS, Artistic Die desires to erect an addition to its office and manufacturing plant which is also located at 2167 Florence Avenue, Cincinnati, Ohio; and

WHEREAS, Artistic Die deems it necessary to commence construction of the proposed building addition without obtaining final approval on all of its building permit applications;

NOW, THEREFORE, in consideration of the issuance of a partial building permit by the City of Cincinnati allowing the pouring of the footers and foundation upon which the building addition is to be erected, Artistic Die acknowledges that the issuance of said partial permit does not constitute assurance by the City of Cincinnati whatsoever that final approval will be given for the erection of the proposed building addition.

FURTHERMORE, Artistic Die agrees that it bears full responsibility for the decision to proceed with the construction of the footers and foundation.

FURTHERMORE, if final approval is not given by the City of Cincinnati for all project permits, and if in fact the City does not sell to Artistic Die three (3) lots adjacent to the site of the proposed construction, which lots Artistic Die has offered to purchase, or if the City of Cincinnati declines to

vacate the street right of way adjacent to the site of the proposed construction which Artistic Die has made application to the City of Cincinnati for vacation of, Artistic Die holds harmless the City of Cincinnati from any expenses or damages which Artistic Die may suffer as a result of the abandonment of the proposed building addition project.

A legal description of the site of the proposed building addition construction is attached hereto and by reference describes the site upon which the partial permit for construction of the footers and foundation is to be issued.

IN WITNESS WHEREOF, Michael Charles O'Keefe, President of Artistic Die Manufacturing Company, hereto sets his signature and states that he is the Chief Executive Officer of Artistic Die Manufacturing Company, and is duly vested with the authority to enter into this Covenant.

Signed and Acknowledged
in the Presence Of:

Cindy Goodlander

J. B. Kelly

ARTISTIC DIE MANUFACTURING
COMPANY

by:

Michael Charles O'Keefe
Michael Charles O'Keefe,
President, Artistic Die
Manufacturing Company

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

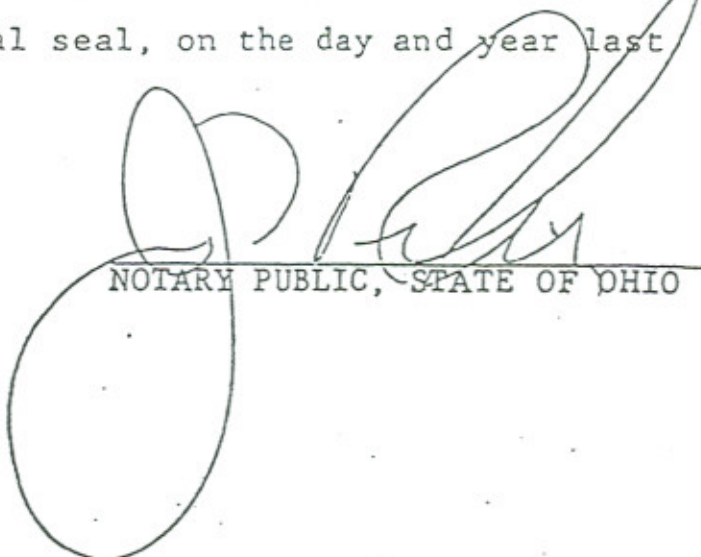
BE IT REMEMBERED, That on this 7 day of March
1984, before me, the subscriber, a Notary Public in and for said
county and state, personally came the above named MICHAEL CHARLES

O'KEEFE, President of Artistic Die Manufacturing Company, who acknowledged the signing of the foregoing instrument, to be his voluntary act and deed, for uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last



Attorney's Lifetime
Commission 147.03


NOTARY PUBLIC, STATE OF OHIO

This instrument prepared by: J. Timothy Riker
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